



## TECHNICAL STAFF REPORT “Downtown Columbia-The Mall in Columbia”

Planning Board Meeting of December 13, 2012

**Case No. /Petitioner and Owner:** SDP-13-016, General Growth Properties, c/o Cathie Phillips

**Project Name:** The Mall in Columbia-Building Expansion, Columbia Town Center

**Request:** For Planning Board approval of SDP-13-016, a Site Development Plan (considered Downtown Revitalization), the “Mall in Columbia”, in accordance with Section 125.G. of the Howard County Zoning Regulations. This Site Development Plan (SDP) encompasses a plan submission area of 5.67 acres and includes the removal of 37,800 square feet of existing retail and the addition of 75,000 square feet of proposed retail and restaurant space for a net increase of 37,200 square feet of new Gross Leasable Area.

This Site Development Plan also includes 0.67 acres of Downtown Community Commons (secondary amenity space) for a total of 5.67 acres of plan submission/Limit of Disturbance.

In accordance with Section 125.G. of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Site Development Plan at a Public Meeting.

**Recommendation:** The Department of Planning and Zoning recommends approval of SDP-13-016, “The Mall in Columbia” (building expansion, Columbia Town Center), subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the Department of Planning and Zoning’s letter dated November 26, 2012.

**Location:** The subject site is identified as Parcel 460, Lot 47 on Tax Map 36 and is located between existing Columbia Mall Circle and Little Patuxent Parkway in the 5<sup>th</sup> Election District of Howard County. The entire Mall Neighborhood encompasses 38.04 acres with this proposed SDP involving 5.67 acres within the neighborhood itself. Lot 47 is zoned New Town (NT) and is designated as Downtown Mixed Use area per the Downtown Columbia Plan.

**Vicinal Properties:** (see also Attachment ‘C’)

**North:** The Mall is bounded to the North by the Warfield Neighborhood, more particularly by surface parking areas (generally accessed from Columbia Mall Circle) and the cinema.

**South:** The Mall is bounded to the South by the Symphony Overlook Neighborhood, more particularly by surface parking areas.

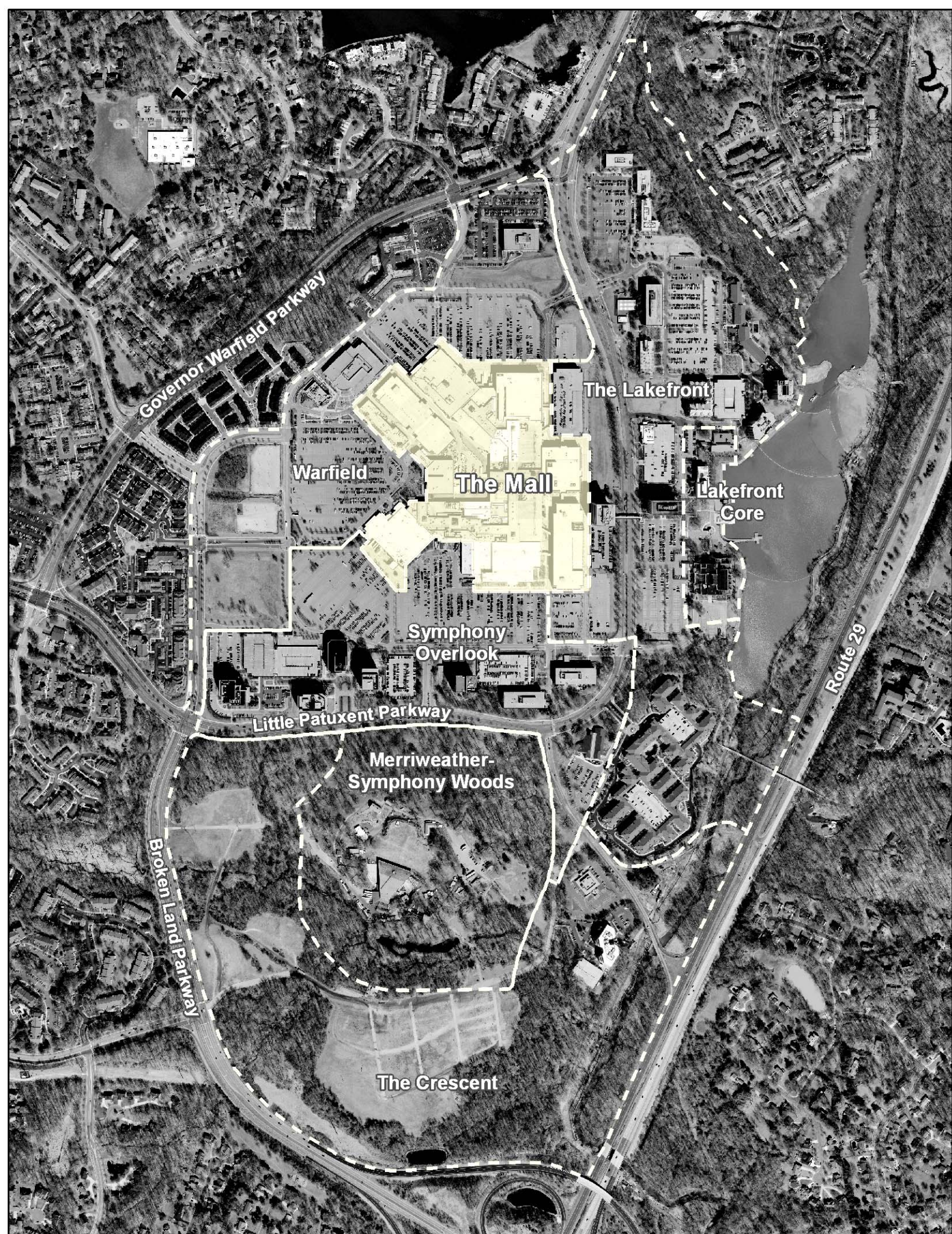
**East:** The Mall is bounded to the East by The Lakefront Neighborhood, more particularly by a small piece of undeveloped land (Parcel 460, Lot 48) and an office building (Parcel 322), which in turn, are both immediately adjacent to Little Patuxent Parkway.

**West:** The Mall is bounded to the West by the Warfield Neighborhood, more particularly by surface parking areas.

**Neighborhood:** The Mall Neighborhood is described as a “commercial center that serves as a hub of social activity and economy for Downtown and Howard County”. It is unique in its configuration in that it is completely surrounded by three separate Downtown Columbia Neighborhoods- Warfield, The Lakefront and Symphony Overlook.









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**I. General Information:**

**A. Relevant Site History:**

Parcel 460, Lot 47 is the site of the Mall Neighborhood and is completely dedicated to this central shopping facility in the planned community of Columbia. Built in 1971, it has undergone several expansions, and currently contains five anchor department stores (Sears, J.C. Penny, Nordstrom, Macy's and Lord and Taylor), along with approximately 200 specialty stores and AMC Theatres and L.L. Bean. Several restaurants also exist on site, including the Cheesecake Factory and P.F. Chang's.

FDP-DC-The Mall-1, which included the Final Development Plan, Neighborhood Concept Plan, The Mall Neighborhood Specific Design Guidelines and The Mall Neighborhood Specific Implementation Plan was reviewed and approved at a Planning Board Hearing held on July 12, 2012. These Plans and Documents were recorded on October 26, 2012.

An Environmental Concept Plan (ECP-13-011) for The Mall in Columbia was signed on October 23, 2012.

**B. Posting:**

Per Section 125.G. of the Howard County Zoning Regulations, the property must be posted a minimum of 2 weeks prior to the public meeting. The subject property was properly posted with five (5) official Planning Board meeting notices, four of which were located in various locations along Columbia Mall Circle and one sign was posted in front of the LL Bean store. These signs were posted beginning on November 28, 2012.

**C. Regulatory Compliance:**

Site Development Plans are subject to the following items, which are to be incorporated by reference into the record:

- (1) The Downtown Columbia Plan: Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.
- (6) CEPPAs (Downtown Community Enhancements, Programs and Public Amenities): All CEPPAs required to have been satisfied prior to the filing and/or approval of the first Final Development Plan (CEPPAs #1-6) have been satisfied to the extent required. Other CEPPA requirements are outlined in the CEPPA summary chart (Attachment 'A').

***In addition, the petitioner met the following pre-submission requirements:***

- (6) A Pre-Submission Community Meeting was held on July 24, 2012 in accordance with Section 125.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) The Design Advisory Panel (DAP) review of the Neighborhood Specific Design Guidelines was held on August 8, 2012 in accordance with Section 125.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code.

**D. Definitions:**

**Downtown Columbia Definitions:** Please refer to the attached definitions (**Attachment 'D'**) of terms relating to Downtown Columbia revitalization as excerpted from Section 103.A.38-60 of the Zoning Regulations as needed. See also Section 6.0 ("Definitions") of The Mall Neighborhood Design Guidelines

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I. **Description of the Site Development Plan Proposal:**

A. **General Comments:**

**Site Improvements:** The SDP proposes the removal of 37,800 square feet of existing retail and the addition of 75,000 square feet of proposed retail and restaurant space, (23,000 sq. feet of restaurant and 52,000 square feet of retail), for a net increase of 37,200 square feet of retail. The existing fountain plaza will remain but the current LL Bean building will be removed and replaced by a total of 75,000 square feet of retail space in three proposed buildings, two to the north side of a new promenade area and a larger one on the south side. The proposal would provide for pedestrian connectivity from “restaurant row” to the re-opened Mall entrance. In addition, the parking garage adjacent to the project would be adapted to include a new staircase and elevator that would give access to a small plaza and a walkway between storefronts to the new promenade. The project would provide Mall customers with a new outdoor environment, with benches and other seating as well as new stores. This project seeks to incorporate sustainable living elements, like the capture and re-use of storm water and it will allow for more direct pedestrian connections through the Mall to the lakefront during business hours. The project will be compliant with the Howard County Green Building legislation and will be LEED certified.

**Environmental Concerns:** No forest, wetlands, wetland buffers, streams, stream buffers, steep slopes (25% or greater), erodible soils or 100-year floodplain exist within the area of plan submission.

**Stormwater Management:** Stormwater management for this project will be met using the Stormwater Management Act of 2007 providing environmental site design (ESD) to the maximum extent practicable (MEP). The site currently drains to an existing underground stormwater management facility. The proposed conditions will be treated via a combination of micro-bioretention facilities and rainwater harvesting. The water collected within the underground cistern shall be re-used on-site for landscape irrigation.

**Traffic:** The Traffic Study for the Mall was approved in November of 2012. Based on the approved study, no improvements are required as a result of this Site Development Plan.

**Building Coverage:** Existing building coverage within the area of plan submission is 10%. Proposed building coverage is 15.1%.

**Building Height:** Per FDP-DC-The Mall-1, the minimum building height throughout the district is two stories or 22 feet (reduced from 30 feet). This reduction accommodates proposed additions and allows for consistency with the existing Mall structure. The proposed building height for buildings A, B, C-1 and C-2 is 26'. The existing space frame of the mall will remain at 29 feet, 4 inches. The existing mall roof is 18-20 feet in the area of the proposed improvements. The height of the existing Nordstrom garage is 56'6".

**Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

**Setback Requirements:** This proposal is internal to The Mall Neighborhood. As such, there are no applicable setbacks that apply.

**Landscaping:** The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code. As required by the Downtown Columbia Plan, the Mall Neighborhood shall provide ‘secondary amenity space’. Based on the proposal, a total of 12,350 square feet of amenity space is required (5% of 5.67 acres). The applicant is proposing 29,185 square feet of secondary amenity space consisting of a central promenade area. This space will ‘provide Mall customers with a new outdoor environment, benches and other seating area for relaxing as well as a “lawn area” and new stores. A small landscaped plaza and walkway will also be provided between the entrance to the parking garage with access to new stores and connection to the main promenade. Landscaped areas will be contained mostly within required bioretention facilities. Additional boulder/planting areas will also be provided, along with an art feature located near the main entrance to the Mall. “Landscaping along the promenade from the central plaza will be an extension of what exists today, using current style paving combined with new styles and featuring mature trees and native

species. Future retailers would provide their own store fronts, giving variation in size, color and warmth to the buildings.” Restaurant seating areas along the promenade will also be available.

**Parking:** The Mall in Columbia currently provides a total of 7,009 parking spaces, located in the various parking garages and surface lots within Columbia Mall Circle. The planned expansion will result in a loss of approximately 69 spaces, resulting in an overall parking supply of 6,940 spaces. The maximum parking requirement for The Mall is expected to occur on a weekend in December when approximately 6,412 spaces are required at 3:00 p.m. Based on a parking supply of 6,940 spaces, a surplus of 528 spaces exist and therefore parking is determined to be adequate to serve the Mall and its planned expansion. Although it has been determined that there is sufficient parking in terms of overall numbers, it is understood that distribution of spaces is believed by some to be unevenly distributed, especially with certain users tending to prefer certain locations over others (such as surface parking vs. garage parking). The applicant has indicated the potential for a future additional parking deck accommodating 288 additional spaces, should the need arise.

III. **Planning Board Review and Approval Criteria:** In accordance with Section 125.H.3. of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization based on whether the petition satisfies the following criteria:

A. **The development conforms with the adopted Downtown Columbia Plan.**

The Site Development Plan conforms with the previously approved and adopted Downtown Columbia Plan, Final Development Plan and the neighborhood documents, including The Mall Neighborhood Concept Plan, The Mall Neighborhood Implementation Plan, and The Mall Neighborhood Design Guidelines.

B. **The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.**

The Site Development Plan implements and conforms to the approved Final Development Plan, including all applicable Final Development Plan approval criteria and conditions. The proposed uses are in harmony with the existing and surrounding uses and will allow for more appropriate connectivity and enhanced harmony.

C. **The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.**

The development proposes a new building connected to the existing Mall and in scale to the Mall buildings and respects Neighborhood Maximum Building Heights. The proposed building height for buildings A, B, C-1 and C-2 is 26’. The existing ‘space frame” of the mall will remain at 29 feet, 4 inches. The existing mall roof is 18-20 feet in the area of the proposed improvements. The height of the existing Nordstrom garage is 56’6”.The Downtown Plan recognizes pedestrian connections to the Mall from both the Lakefront and Warfield Neighborhoods, and this SDP embraces those connections with a new pedestrian plaza terminating at a new mall entrance that allows for an open landscape amenity zone. The Mall Neighborhood Concept Plan and Downtown Plan identify a Primary pedestrian route through the new plaza area and into The Mall, extending through The Mall both North and East to the Lakefront Neighborhood. These pedestrian routes are accommodated in this SDP, extending from the current LL Bean plaza, through the new community common space, to the Mall entrance. Wayfinding signage to the Lakefront Neighborhood will be placed on directional “totems” in the plaza to facilitate pedestrian movement though the Mall during operating hours.

*See also the Design Advisory Panel’s recommendations for additional input to be considered in evaluating the Site Development Plan for The Mall, (Attachment ‘B’), which also includes DPZ’s analysis of how the Petitioner incorporated the Panel’s recommendations.*

D. **If the development provides Downtown Community Commons and/or Downtown parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.**

As shown in the Downtown Columbia Plan, primary amenity spaces are not required in The Mall Neighborhood. However, a minimum 5% of the Mall Neighborhood land area is required to be secondary outdoor amenity spaces. This SDP requires a minimum of 12,350 square feet of amenity

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space but exceeds this requirement by providing 29,185 square feet of amenity space in the form of an outdoor promenade and seating area.

**E. The maximum building heights will conform to the Final Development Plan.**

Per FDP-DC-The Mall-1, the minimum building height throughout the district is two stories or 22 feet (reduced from 30 feet). This reduction accommodates proposed additions and allows for consistency with the existing Mall structure. The proposed building height for buildings A, B, C-1 and C-2 is 26'. The height of the existing Nordstrom garage is 56'6".

**F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.**

This SDP requires that art be provided for at 1% of the building construction cost or a fee-in-lieu will be paid as provided in Section 125.A.9.f.2. of the Howard County Zoning Regulations. It is anticipated that this art will be placed within the public plaza area.

**G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.**

The project does not propose a residential component and therefore this criteria does not apply. However, per CEPPA #27, the applicant shall provide an annual payment to the DCCHF in the amount of 5 cents per square foot of Gross Leasable Area for office and retail uses.

**H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.**

The SDP does not request any housing units and therefore does not require housing allocations. A traffic study prepared by Wells & Associates has demonstrated that the development proposed by the FDP will be served by adequate transportation facilities in accordance with the Adequate Public Facilities Ordinance. The APFO study was approved by the Development Engineering Division and the Department of Public Works in November, 2012.

**I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.**

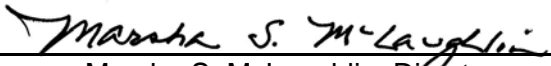
Property within the SDP project area that is intended for common, quasi-public amenity use is held, owned and maintained subject to a reciprocal easement agreement granting pedestrian and vehicular access and ingress/egress rights between the SDP area and adjacent public thoroughfares, including sidewalks and walkways, as well as an easement to use all common areas for their intended purpose(s). Each property owner is required to share in the maintenance expenses of such spaces pursuant to the reciprocal easement agreement. Such maintenance responsibilities may ultimately be assumed by a Downtown maintenance organization, the County or other organization.

**J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.**

The SDP contains a note indicating the Property owner will participate in the Downtown Columbia partnership established under CEPPA 6 and will provide the annual per-square foot charge in the amount of \$0.25 per square foot of gross leasable area for all retail uses to the Downtown Columbia Partnership. Per CEPPA #27, the applicant shall provide an annual payment to the DCCHF in the amount of 5 cents per square foot of Gross Leasable Area for office and retail uses.

**SRC Action:** The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated November 26, 2012.

**Recommendation:** Please see page 1 for the Staff Recommendation.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

12/6/12  
Date

Staff Report Prepared by: Tanya Krista-Maenhardt, AICP

TKM/FDPs/Staff Report for The Mall in Columbia SDP-13-016

This file SDP-13-016 is available for public review at the DPZ Public Service Counter, Monday through Friday, 8:00 a.m.-5:00

p.m.

Attachment A  
Brief Summary of Downtown CEPPA Status for Requirements Relevant to The Mall in Columbia  
For SDP-13-016

DOWNTOWN CEPPA STATUS FOR REQUIREMENTS RELEVANT TO SDP-13-016			
ITEMS TO BE COMPLETED PRIOR TO SUBMISSION OF FIRST FDP			
No.	Brief Summary Description*	Summary of Deliverable*	Status
1	Environmental assessment of three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream from the Merriweather and Crescent Environmental Enhancements Study area.	The Merriweather and Crescent Environmental Study and the Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds Studies	Completed – Submitted September 2008
2	The Land Framework component of the Downtown Columbia Sustainability Program and a detailed outline for the Community Framework component of the Sustainability Program (Community Framework Outline).	Approved as Chapter 8 of the Downtown-Wide Design Guidelines (Council Resolution 138-2010)	Completed – Council Resolution No. 138-2010 passed on March 7, 2010.
3	Route 29 – Interchange Study for a third interchange located between Route 175 and Broken Land Parkway and options for a connection (potential bicycle, transit and multimodal improvements over Route 29 (Oakland Mills Bridge Connection)	<ul style="list-style-type: none"><li>• 3<sup>rd</sup> Interchange Study</li><li>• Transit Center and Circulator Shuttle Study</li></ul>	<ul style="list-style-type: none"><li>• July 21, 2010 – Transportation study Team introduced to County</li><li>• August 17, 2011 – Scope of Study and Methodology submitted to County for Interchange Study and the Transit Center and Circulation Study</li><li>• December 2011 – Draft Transit Center and Circulator Shuttle Study submitted to County</li><li>• January 2012 – Draft Interchange Feasibility Study submitted to County</li><li>• June 2012-Final County comments have been sent to Howard Hughes Corporation</li><li>November 2012 – Awaiting final, minor comments</li></ul>
4	GGP will prepare Downtown-Wide Design Guidelines including Sustainability Provisions	Downtown-wide Design Guidelines	Completed – March 7, 2010 (Council Resolution No. 138-2010)
ITEMS TO BE COMPLETED PRIOR TO APPROVAL OF FIRST FDP			
5	Study for North-South Collector Road to connect Broken Land Parkway/Route 29 to Little Patuxent Parkway, and new Downtown Transit Center and Downtown Circulator Shuttle	North-South Collector Road Feasibility Study	Completed – Study submitted to County December 2011 for review •June 2012-Final County comments have been sent to Howard Hughes Corporation November 2012 – Study of North-South Collector-Complete, Study of transit Center & Connector Shuttle-partially complete-awaiting final, minor comments
6	Jointly Determine functions, organizational structure, implementation phasing, potential funding sources and projected funding needs of the Downtown Columbia Partnership, and for the Petitioner to provide the initial funding for the Downtown Partnership	<ul style="list-style-type: none"><li>• Council passing legislation regarding Downtown Partnership</li><li>• Petitioner provided initial funding for Downtown Partnership released in a manner described in the legislation</li></ul>	Complete
	ITEMS TO BE COMPLETED PRIOR TO APPROVAL OF FIRST SDP		
7	GGP will submit a phasing schedule for implementation of the restoration work on GGP's property and a SDP for the 1 <sup>st</sup> phase of the environmental restoration work described in CEPPA 15.	<ul style="list-style-type: none"><li>• Phasing schedule</li><li>• Site Development Plan (SDP) for restoration work</li></ul>	Phasing schedule has been submitted.  SDP submitted 12/3/12. Under Review.
8	GGP in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization	<ul style="list-style-type: none"><li>• Establish the Downtown Arts and Culture Commission</li></ul>	Howard Hughes Corp. has established the Downtown Arts & Culture Commission. Articles of Incorporation & Bylaws have been agreed upon & the DACC will be incorporated as a private, non-profit organization in the State of Maryland by 12/31/12.
	ITEMS TO BE COMPLETED PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT		
9	Renovation of the Banneker Fire Station	GGP and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire Station is being renovated.	Pending
10	GGP shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund.	Funding	Pending
	PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE 500,000 <sup>TH</sup> SF OF DEVELOPMENT		
12	GGP (at its expense) will complete the Downtown pedestrian & bicycle pathway system	Submit SDP	SDP-13-020 ("Downtown Multi-Use Pathway") has been submitted and is currently under review
13	GGP will enter into land records a declaration of covenants that shall prohibit the demolition of the former Rouse Company Headquarters & prohibit any exterior alterations, except as permitted by the Downtown-wide Design Gdlns.	Recorded legal documents	Pending



Attachment B

Design Advisory Panel Recommendations for Planning Board Consideration

For

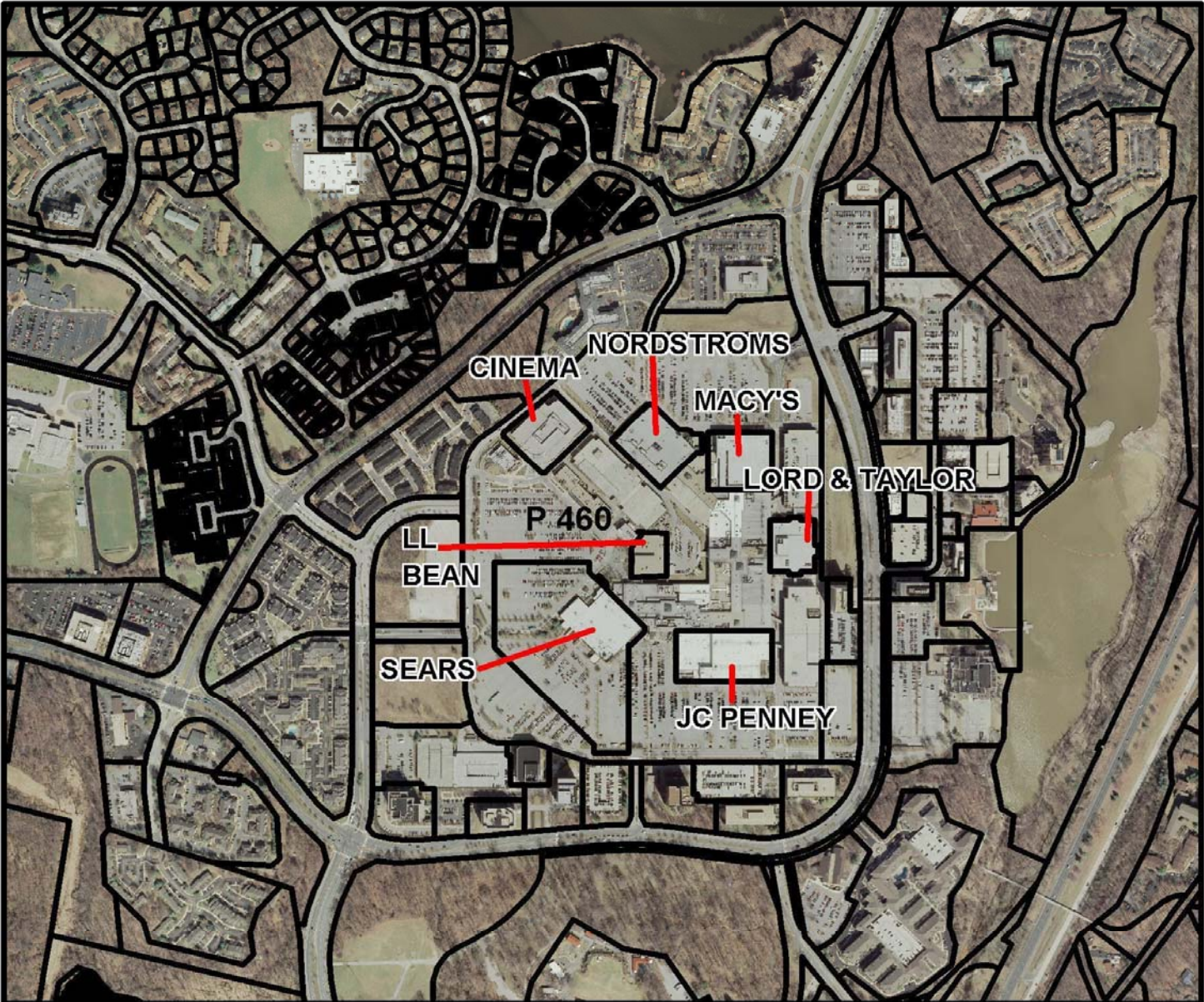
Neighborhood Specific Design Guidelines for Downtown Columbia Revitalization

(Per Section 16.1504 of the Howard County Code)

For PB 395-The Mall Neighborhood

No.	Design Advisory Panel Recommendation	Applicant Response	Conforms with Mail FDP & DC Plan	Does Not Conform	Conforms with DAP Rec.	Alternative to DAP Rec Proposed	Comments
	DAP SDP Meeting August 8, 2012	August 22, 2012	DPZ Recommendation				Revised PB SDP Submission – October 26, 2012
1	"As the Applicant develops the way-finding system that you consider all the new opportunities that you are creating and really tie together the interior and the exterior pedestrian systems so they begin to tie the whole district together."	We agree and will strive to assure a comprehensive way-finding and environmental graphics program that respects the existing Mall wayfinding program and design vocabulary as well as the new architecture of the expansion in compliance with the Mall Neighborhood Design Guidelines.	X		X		<p>The wayfinding program provides continuity with the Mall's current graphic design expression. The signature totem-style pylon design used at entry points along the ring road are introduced into the retail and plaza expansion areas for directory and directional information. A second service directional signage program is layered underneath these markers to provide more functional information such as service corridors, restrooms and elevator and stairway access points. Together, the program elements provide a greater level of environmental legibility that harmonizes with the Mall's existing wayfinding program and highlights key transitions between interior and exterior spaces.</p> <p>New retail signage will be developed as part of tenant fitouts and is guided by the Mall Neighborhood Design Guidelines. In addition, the applicant has developed supplemental tenant criteria for outdoor shops, which include additional signage requirements for further consistency with new architectural expressions introduced in the expansion. These tenant criteria are for use with private construction agreements between tenants and landlords and are referenced here but not part of the SDP submission.</p>
2	"As the architectural details are being developed, an effort be made to relate to the existing language of the Mall in terms of materials and use of light masonry, more glazing, and metal."	We agree. Since the majority of the buildings skin and architecture will be built as part of the tenant storefront and façade work, we will include this architectural language within our supplemental tenant design criteria for the tenant's design of their storefronts. The supplemental tenant criteria will also comply with the Mall Neighborhood Design Guidelines that encourages compatibility with the surrounding architectural context.	X		X		<p>The Architecture section is expanded to include an overview and historical context for contemporary architecture in building design within Columbia and its Downtown. While the design criteria do not prescribe an architectural style, new buildings within the Mall Neighborhood should be designed with an understanding of preceding examples of contemporary architecture.</p>
3	"That the Applicant consider further enhancement of the passageway to the garage and perhaps some sort of structural connection between buildings A and B."	We will evaluate opportunities to enhance the passageway both with base building amenities, lighting and with Tenant façade treatment and furnishings as the lease and fitout stage progresses. This passageway will be treated to address the scale issues and pedestrian comfort concerns along this 23 foot wide corridor.	X			X	<p>As part of the Building and Lighting Plan (sheet 41), the applicant has proposed a catenary or cable lighting system that will criss cross Building A and B to provide a ceiling-type element over the passageway. The applicant also proposes storefront fitouts (sheet 48 and 49) along the passageway to further activate and animate the space. This would include a storefront zone for amenities such as planters, benches and retail expressions.</p>
4	"That in accordance with the County comments, bicycle parking be considered for the garage area."	We agree, bicycle parking facilities will be considered for the Garage.			X		<p>Bicycle parking areas are provided for on the first floor of the garage and on-site.</p>
5	"That the Applicant consider some additional landscaping, possibly in the form of a green screen or green wall in the corridor between [buildings] A and B on non-storefront façades."	We agree and will evaluate opportunities to enhance the passageway both with base building amenities and with Tenant façade treatment and furnishings as the lease and fitout stage progresses.				X	<p>As with the 3rd recommendation above, the applicant proposes to further enhance the passageway between Building A and B with storefront fitouts.</p>

Attachment 'C'



SDP-13-016: The Mall in Columbia

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**Attachment ‘D’**  
**Relevant Definitions Relating to Downtown Columbia Revitalization**  
**For SDP-13-016**  
**Site Development Plans for Downtown Columbia Revitalization**  
(Excerpted from Section 103.A. of the Zoning Regulations)

*[Council Bill 59-2009 (ZRA-113) Effective April 6, 2010. Changes include #38 to #60]*

38. Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.
39. Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.
40. Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.
41. Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.
42. Downtown Columbia Plan: The General Plan Amendment for Downtown Columbia approved by County Council Bill No. 58-2009.
43. Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.
44. Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.
45. Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Towncenter Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.
46. Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.
47. Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.
48. Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.



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49. Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.
  50. Downtown Neighborhood Design Guidelines: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.
  51. Downtown Neighborhood Square: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.
  52. Downtown Net New: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.
  53. Downtown Open Space Preservation Plan: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.A.9.H.
  54. Downtown Parkland: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.
  55. Downtown Primary Amenity Space Framework Diagram: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.
  56. Downtown Public Art: Original outdoor artwork which is accessible to the public.
  57. Downtown Revitalization: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125 that must conform with the recommendations of the Downtown Columbia Plan.
  58. Downtown Revitalization Phasing Plan: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.
  59. Downtown Signature Building: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.
  60. Downtown-wide Design Guidelines: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

***Additional definitions pertinent to The Mall Neighborhood can be found on pages 146-147 of The Mall Neighborhood Design Guidelines.***